

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 15, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Moreno, Peraica, Schneider, Steele and Suffredin (14)

Absent: Commissioners Gainer, Reyes and Sims (3)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use Amendment on certain property described therein:

301179 DOCKET #8531 - LOUIS J. AND CATHERINE E. PIKUL, Owners, 10601 West Altgeld Street, Melrose Park, Illinois 60164. Application (No. SU-09-10; Z09035). Submitted by John J. Pikarski, Jr., Gordon and Pikarski, Owner, 303 West Madison Street, Suite 1800, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for three dwelling units (existing residence) in Section 29 of Leyden Township. Property consists of .30 of an acre located on the southwest corner of West Altgeld Street and North Geneva Avenue in Leyden Township, County Board District #16. Intended use: Three dwelling unit building. **Recommendation: That the application be granted with conditions, that nothing other than passenger vehicles be parked overnight on the property. Secondly, that the front door be properly marked with something that will help emergency vehicles identify where the three units are within the building. Thirdly, that there is to be no parking on the public right of way. Fourthly, there should be no more than six cars that are owned or leased by the residents of the dwelling on the premises at any given time.**

Conditions: Yes

Objectors: None

The Cook County Zoning Board of Appeals, to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Vice Chairman Murphy, seconded by Commissioner Steele, moved the approval of Communication No. 301179. The motion carried.

Chairman Silvestri voted Present on Communication No. 301179.
Commissioner Peraica voted No on Communication No. 301179.

SECTION 2

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

304166 DOCKET #8598 – J. Merino, Owner, Application (No. V-09-81): Variation to reduce left side yard setback from 10 feet to 4 feet (existing); reduce right side yard setback from 10 feet to 2 feet (existing); increase height of fence in front yard from 3 feet to 4 feet 10 inches (existing); and increase height of fence poles in front yard from 3 feet to 6 feet (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the west side of St. Louis, approximately 137 feet south of Palmer Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Claypool, seconded by Commissioner Schneider, moved the approval of Communication No. 304166. The motion carried.

Commissioner Sims, seconded by Commissioner Steele, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary

